

CITY OF MIDDLETOWN  
AGENDA  
THE PLANNING AND  
ZONING COMMISSION



Chm.  
Vice-Chm.  
Sec'y  
MEMBERS

Daniel Russo (19)  
Molly Salafia (19)  
Joyce Rossitter (19)  
Richard Pelletier (19)  
Stephen Devoto (17)  
Vincent Szyrkowicz (17)  
Vacancy (17)  
Elizabeth Emery (19)  
Thom Pattavina (19)  
Corrine Dorsey (17)  
Mayor Daniel T. Drew  
Bruce E. Driska, Deputy Director  
Linda Reed, CZEO

ALTERNATES

Ex-Officio  
Staff

## REVISED

NOVEMBER 9, 2016  
COUNCIL CHAMBERS  
MUNICIPAL BUILDING  
7:00 P.M.

### 1. Pledge of Allegiance

#### 1a. ANNUAL ORGANIZATIONAL MEETING – Election of Officers:

Chair  
Vice-Chair  
Secretary  
Citizens' Advisory Committee Member  
RiverCOG Regional Planning Commission - Regular  
RiverCOG Regional Planning Commission - Alternate

### 2. Roll Taking

### 3. Items removed from the agenda and why

### 4. Public comment on items on agenda which are not currently scheduled for a public hearing

### 5. ZEO Certification that all public hearing signs have been properly noticed (when scheduled)

### 6. Public Hearings (when scheduled)

1. Proposed Special Exception with regards to Section 44.08.23 to construct a 7,100 sq. ft. package store (adjacent to Tractor Supply Co.) located at 815 Newfield Street. Applicant/agent Middletown Development Partners SE2016-10
2. Proposed Special Exception with regards to Section 28.02 to convert an existing barn into a convenience store located on 218 Smith Street with request for a waiver of the site plan requirement. Applicant/agent Fikret Cecunjanin SE2016-7
3. Proposed Special Exception with regards to Section 44.08.26 for an Adaptive Historic Reuse for Affordable Housing at the Shepard Home located at corner of Bow Lane and Eastern Drive. Applicant/agent Columbus House SE2016-11
4. Proposed one lot resubdivision for the property located at 101 Centerpoint Drive/ Industrial Park Road. Applicant/agent Centerpoint Management Co./Lennie Leibenhaut S2016-3
5. Proposed zoning text amendment to amend Section 61.02.28 to include *cafes in the B-1 Zone (as defined by CT Liquor Control Commission)*. Applicant/agent Jennifer & Mark Sabo Z2016-1

6. Continued: Draft zoning regulations. Applicant/agent City of Middletown, Planning, Conservation and Development Dept.

**7. Old Business**

1. Request for release of a \$100,000 Public Works performance bond and Water/Sewer \$10,000 sewer bond for the Wadsworth Subdivision. Applicant/agent Ron DeGennaro S2013-2

**8. New Business**

1. Proposed installation of a 5,000+ sq. ft. high tunnel greenhouse for an organic Farm located at 1100 River Road. Applicant/agent Forest City Farms, LLC/Gabriel Russo SE2016-2
2. Proposed zoning code text amendment to add the B-3 Zone by Special Exception to Section 61.02.35 Medical and Dental Clinics. A copy of the existing and proposed text is on file in the Office of the Town Clerk. Applicant/agent Rino Mozzicato Z2016-2

**9. Public comment on topics which are not or have not been the subject of a public hearing**

**10. Minutes of the Regular Meeting, Transcripts, Staff Reports and Commission Affairs**

1. Minutes of 10/26/16 Regular Meeting
2. Other Commission Affairs
  - a. River-Cog Report
3. ZEO Report

**11. Adjournment**

Alternates: C. Dorsey, Emery, T. Pattavina